FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

32,500.00 Leroy Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 19 78

Notary Public

MY COMMISSION EXPIRES: 4-23-80

(AFFIX SEAL)

BOOK 5307 PAGE 688

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leroy Osborne (NAME)	The Kissell Company (NAME)	4D-075
232 Old Lebanon Dirt Road (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	86-2
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	69

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Claude Key et ux Patsy J. Key

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leroy Osborne et ux Janie B. Osborne

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 56 on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Claude Key and wife, Patsy J. Key by deed from Mary Tucker Payne, John S. Tucker, Jr., Milton Sherman Tucker, Robert L. Tucker, William G. Tucker, Buford W. Tucker, and Donald R. Tucker, of record in Book 4982, Page 601, said Register's Office.

This conveyance is subject to restrictions, of record in Book 3130, Page 623, and Book 3161, Page 279, said Register's Office.

This conveyance is subject to a public utilities and sewer easement; an anchor easement; an overhang easement; a sewer line; and building lines of record in Plat Book 2900, Page 113, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved } { improved } property, known as 232 Old Lebanon Dirt Road Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 28TH day of JUNE, 19 78

Claude Key Claude Key

Patsy J. Key Patsy J. Key

BOOK 5307 PAGE 689

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude Key et ux Patsy J. Key

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28TH day of JUNE 19

Commission expires 6-24-80

Patsy a Key
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of , 19

My commission expires

Notary Public

E. 7509 9

WARRANTY DEED

FROM Claude Key

TO Leroy Osborne

IDENTIF. REFERENCE

JUL 6 11 12 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
215 fortune building 1
211 plus park boulevard
nashville, tennessee 37217

JUL-6 78 CONV 32,500.00
JUL-6 78 S'TAX B* 84.50
JUL-6 78 PR'FEE B* .50
JUL-6 78 W'DEED B* 4.00 * 89.00